

OPERATING STATEMENT  
203-205 North 8th Street  
203-205 North 8th Street  
Brooklyn, NY 11211

Year Ending 2023  
Month of February

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INCOME:			
	Year-to-Date		2/2023
Rent	88129.75		41254.00
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TOTAL INCOME:	88129.75		41254.00
EXPENSE:			
5102 Insurance	37613.32		35967.32
5110 Utilities	6330.95		2749.83
5200 Building Repair	7321.84		3783.40
5202 Elev Contract	1524.24		762.12
5203 Exterminating	348.40		174.20
5212 Repairs	212.31		0.00
5214 Reimbursed Exp	48.00		0.00
5215 Supplies	57.10		57.10
5300 Mgmt Fee	7874.04		3937.02
5305 Lic & Permits	1240.00		1240.00
5312 New Lease Fee	4171.20		21.20
5620 Maintanence	9225.00		3750.00
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TOTAL EXPENSE:	75966.40		52442.19
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NOI:	12163.35		-11188.19
DEBT SERVICE:			
5403 Security Refund	3400.00		3400.00
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TOTAL DEBT SERVICE:	3400.00		3400.00
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NET INCOME:	8763.35		-14588.19
CASH FLOW ITEMS:			
2030 Sec Payable	-4000.00		0.00
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TOTAL CASH FLOW	-4000.00		0.00
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NET CASH FLOW:	12763.35		-14588.19
Beginning Cash Balance:	781828.75		
Ending Cash Balance:	779957.37		